



**MINUTES OF A REGULAR MEETING OF THE
UPLAND PLANNING COMMISSION
WEDNESDAY, MARCH 23, 2022
AT 6:30 P.M.**

1. CALL TO ORDER OF THE PLANNING COMMISSION REGULAR MEETING

Chair Aspinall called the regular meeting of the Upland Planning Commission to order at 6:30 p.m. in the Council Chambers of the Upland City Hall.

2. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Anderson.

3. ROLL CALL

Present: Chair Aspinall, Vice Chair Grahn, Commissioners Anderson, Caldwell, and Johnson

Absent: Commissioners Mayer and Shim

Staff present: Development Services Director and Planning Commission Secretary Dalquest, Planning Manager Farris, Contract Planner Poland, Deputy City Attorney Maldonado, and Administrative Analyst Davidson

4. APPROVAL OF MINUTES

It was moved by Commissioner Anderson, seconded by Vice Chair Grahn and carried on a vote of 5-0 (Commissioners Mayer and Shim absent) to approve the Minutes of the Planning Commission meeting of February 23, 2021.

5. COUNCIL ACTIONS

Development Services Director Dalquest introduced Planning Manager Lorelee Farris.

Chair Aspinall applauded and welcomed Planning Manager Lorelee Farris.

Development Services Director Dalquest indicated two City Council meetings were held on February 28, 2022, and March 14, 2022.

6. FUTURE AGENDA ITEMS

Development Services Director Dalquest reported no future agenda items for the month of April.

7. ORAL COMMUNICATIONS

Greg, resident, inquired about when the Planning Commission meets.

Development Services Director Dalquest clarified the Planning Commission meets every fourth Wednesday of the month.

There being no other speakers, Chair Aspinall closed oral communications.

8. PUBLIC HEARINGS

A. SPECIFIC PLAN AMENDMENT NO. 2021-0001 AND ENVIRONMENTAL ASSESSMENT REVIEW NO. 21-0009.

Project Description: Consideration of a Specific Plan Amendment (SPA No. 2021-0001) to the Historic Downtown Upland Specific Plan and Environmental Assessment Review No. 21-0009 to modify Table 5-1 (Permitted Land Uses) and allow "Multi-family Residential" as a permitted use on the ground floor under the First Avenue Overlay area of the Old Town and Euclid districts. The First Avenue Overlay area is bounded by C Street to the north, A Street to the south, and the rear of the properties that front on the east and west sides of First Avenue. The Historic Downtown Upland Specific Plan encompasses an area of 210 acres and located in the southeast area of the City. It is generally bounded by Arrow Highway to the north, 8th Street to the south, Campus Avenue to the east and Euclid Avenue to the west. (Staff Person: Mike Poland)

CEQA Determination: The adoption of the Specific Plan Amendment does not: (1) trigger the need for subsequent environmental review pursuant to Section 21166 of the Public Resources Code and Section 15162 of the CEQA Guidelines; (2) require major revisions of the Final EIR for the Historic Downtown Upland Specific Plan (State Clearinghouse [SCH] No. 2009111055) due to new or substantially increased significant environmental effects; or (3) result in any substantial changes with respect to the circumstances under which the project will be undertaken that would require major revisions of the Final EIR due to new or substantially increased significant environmental impacts; and there has been no discovery of new information of substantial importance that would trigger or require major revisions of the Final EIR due to new or substantially increased significant environmental effects. Applicant: City of Upland Appeal Period: There is no appeal period, the Planning Commission's decision is a recommendation to the City Council.

Applicant: City of Upland

Appeal Period: There is no appeal period, the Planning Commission's decision is a recommendation to the City Council.

Contract Planner Poland presented the staff report, along with a PowerPoint presentation, and a supplemental memorandum, which is on file in the Development Services Department.

The Planning Commission discussed the number of existing residents living in the upper floors of the area affected by the Specific Plan Amendment, the maximum residential density limits the Historic Downtown Upland Specific Plan, potential uses for vacant City-owned parcels within the 1st Street Overlay area, allowable live-work and vertical mixed use development options under the regulations the Historic Downtown Upland Specific Plan, and the procedure for new development projects within the area affected by the Specific Plan Amendment.

Chair Aspinall opened the public hearing.

Shawna Roble, local business owner, inquired about whether existing mixed-use properties that already allow residential and commercial would be changed by the Specific Plan Amendment.

Hassan Shaw, local property owner, inquired whether the City of Upland is looking to purchase any property from existing owners to build a bigger unified development and whether the City will consider offering grants to property owners that are interested in converting their structure to incorporate the change allowed for in the Specific Plan Amendment, and develop multi-family residential on an upper floor.

Development Services Director Dalquest replied that existing mixed-use properties would not be changed by the Specific Plan Amendment as the amendment is limited to adding multi-family residential as an option on upper floors of the 1st Avenue Overlay area and that the City of Upland is not currently looking to purchase any property related to this Specific Plan Amendment. He noted the only grants the City of Upland offers are for lower income households, but not for market rate housing.

Greg, resident, inquired about who decides how much land sells for, whether the Planning Commission had a role in determining land value, and how land valuation is determined for property the City purchases or sells.

Development Services Director Dalquest replied that appraisals are performed to determine the valuation of property but clarified that the City is not involved in appraisals for private property. He provided further clarification outlining the appraisal process involved when the City is selling city-owned property.

There being no other speakers, Chair Aspinall closed the public hearing.

It was moved by Commissioner Anderson, seconded by Commissioner Caldwell and carried on a vote of 5-0 (Commissioners Mayer and Shim absent) to approve recommendation to City Council for the Specific Plan Amendment in the First Avenue Overlay as amended in the supplemental memorandum.

B. 2021-2029 HOUSING ELEMENT UPDATE, GENERAL PLAN AMENDMENT NO. 22-0001.

Project Description: To conduct a public hearing and review revisions made to the Draft 2021-2029 Housing Element Update (General Plan Amendment No. 22-0001) which incorporate comments received from the State Department of Housing and Community Development's (HCD's) review, and to receive comments from the public prior to the revised Draft 2021-2029 Housing Element Update being sent to HCD for a second review. (Staff Person: Robert D. Dalquest)

CEQA Determination: This Project is Exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) of the CEQA Guidelines which states, in part, that a project is exempt from CEQA if "the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility

that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Adoption of the Housing Element Update would not approve any development project or other physical change to the environment.

Applicant: City of Upland

Appeal Period: There is no appeal period as no decision is being made by the Planning Commission. The item is being brought forth to the Planning Commission for discussion.

Housing Element Consultant, John Douglas, presented a PowerPoint presentation while participating remotely.

Chair Aspinall opened the public hearing.

Greg, resident, expressed concerns regarding parking in the City of Upland, whether underground parking was required for new development, and inquired about whether any new parking requirements would be introduced.

Development Services Director Dalquest clarified how parking is evaluated on a case-by-case basis at the time a project is proposed and explained that a development or use must meet the parking standards in the code. He clarified that the California State Department of Housing and Community Development (HCD) does want jurisdictions to look at their parking requirements as part of evaluating future housing development.

There being no other speakers, Chair Aspinall closed the public hearing.

Planning Commission comments included thanking staff and the Consultant for their work and an inquiry about whether approving the Housing Element Update would disrupt any neighborhoods that already have been built.

Development Services Director Dalquest thanked Mr. Douglas for his work and clarified to the Commission that the recommendation for tonight is whether the document can be sent to HCD for review.

It was moved by Commissioner Anderson, seconded by Commissioner Johnson and carried on a vote of 5-0 (Commissioners Mayer and Shim absent) to submit revised draft of Housing Element to the California State Department of Housing and Community Development (HCD) for second review.

9. BUSINESS ITEMS

A. DISCUSSION TO APPOINT A PLANNING COMMISSIONER TO PARTICIPATE ON THE INTERVIEW PANEL FOR NEW PLANNING COMMISSION CANDIDATES DUE TO CHAIR ASPINALL BEING A CANDIDATE FOR A SECOND TERM.

Administrative Analyst Davidson presented the need to appoint a Planning Commissioner to participate on the 2022 Planning Commission interview panel.

It was moved by Vice Chair Grahn, seconded by Commissioner Caldwell and carried on a vote of 3-0-2 (Chair Aspinall and Commissioner Anderson abstaining, Commissioners Mayer and Shim Absent) to appoint himself as a representative to

participate in the 2022 Planning Commission interview panel due to Chair Aspinall being a candidate for a second term.

10. PLANNING COMMISSION COMMENTS

Commissioner Anderson thanked the City for allowing her to attend the League of California Cities Planning Commissioners Academy held in San Ramon, California.

11. ADJOURNMENT

It was moved by Commissioner Anderson, seconded by Commissioner Johnson, and carried on a vote of 5-0, (Commissioners Mayer and Shim absent) to adjourn the meeting.

At 7:17 p.m., Chair Aspinall adjourned the meeting. The next regularly scheduled Planning Commission meeting is Wednesday, April 27, 2022.

SUBMITTED BY



Robert D. Dalquest, Secretary

APPROVED

May 25, 2022_____